

PB# 86-8

Windsor Enterprises, Inc.

37-1-35.3

Windsor Enterprises, Inc. 86-08

Site Plan

General Receipt 7257

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Windsor Enterprises Inc. Jan 28 19 86 \$ 50.00

Fifty and 00/100 DOLLARS

For Site Plan & Subdivision #6-7 & 86-8

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1005		
\$50.00		

By Pauline D. Townsend
Town Clerk

General Receipt 7802

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Windsor Enterprises, Inc. July 1 19 86 \$ 100.00

One Hundred and 00/100 DOLLARS

For Site Plan Fee (#86-08)

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1035		100.00

By Pauline D. Townsend
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

approved 5/28/86
file with Town Clerk
7/10/86 sh.

- DOT
- O.Co. Planning
✓ Bldg Insp
✓ Eng ✓
✓ File
✓ Sanitary ✓

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

86-08

Date Received 11/26
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 15

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Survey - Site Plan for Windsor Enterprises, Inc.
2. Name of Applicant Windsor Enterprises, Inc. Phone _____
Address P.O. Box 928, Vails Gate New York 12584
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record John J. Lease Jr. & Richard Lease Phone _____
Address 63 Grand Ave, Balmaine, Newburgh, N.Y. 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Patrick J. Kennedy, L.S. Phone 564-0906
Preparing Plan _____
Address 647 Little Britain Rd, New Windsor, N.Y. 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the West side of NYS Rte 9W
160' feet South
(Street) (direction)
of Ceasars Lane
(Street)
7. Acreage of Parcel _____
8. Zoning District N/C
9. Tax Map Designation: Section 37 Block 1 Lot(s) 35.3
10. This Application is for the use and Construction of Auto body & Boat Repair Shop and retail Boat Sales
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? _____ If so, list case Number and Name This plan is presently before the ZBA for use variances
12. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

28th day of Jan, 1986

James Peter S.
(Applicant's Signature)

Pauline G. Townsend

Notary Public

No. 4343602

Appointed in Orange County

My commission expires Mar. 30, 1987

Vice Pres.
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

James Peter S. being duly sworn, deposes and says
that he resides 32 Clarkson Road, New Windsor in the
(Owner's Address)

county of Orange and State of New York
and that he is (the Owner in fee) of Vice President of the Windsor
Enterprises Inc. (Official Title)

Corporation which is the Owner in fee) of the premises described in
the foregoing application and that he has authorized _____

_____ to make the foregoing application for
special use approval as described herein.

Sworn before me this

28th day of Jan, 1986

James Peter S.
(Owner's Signature)

Pauline G. Townsend
Notary Public

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 1987

*Planning Board
received 5/21/86
sh.*

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

May 19, 1986

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: Windsor Enterprises Inc.
Rte. 9W, S.H. 415
Town of New Windsor

Dear Chairman:

We have reviewed this proposed project and offer the following comments:

- 1) The owner of Lot #2 must obtain a Highway Work Permit.
- 2) The driveway must be at a 90 degree angle to Rte. 9W.
- 3) That no other access to Rte. 9W will be granted for Lots #1 and #2.
- 4) We may require curb and drainage work along Rte. 9W.

If you have any questions, please feel free to call.

Very truly yours,

D. Greene

D. Greene, C.E.I
Permits

DG/dn

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval

~~Subdivision~~

as submitted by

PAT Kennedy for the building ~~or subdivision~~
of WINDSOR ENTERPRISES INC has been reviewed
by me and is approved V disapproved

If disapproved, please list reason.

NOTE: THIS PROJECT'S SITE (WINDSOR ENTERPRISES) HAS BEEN REVIEWED BY ME IN REGARDS TO THE DRAINAGE (EXISTING ^{GRADE TO} SWALE ADJACENT TO ROUTE 9W) _{DITCH}

CURBS (CONCRETE)
DRIVEWAY PROFILE (20% GRADE OK)

PARKING SPACE (10X20 AMPLE ROOM FOR BACKOUT)

FENCE (STOCKADE - 6' HEIGHT ACCORDING TO CODE)

Paul V. Cuomo
PAUL V. CUOMO, P.E.

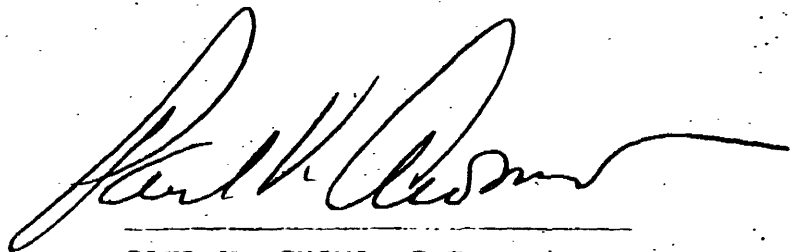
5/14/88
Date

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval
Subdivision _____ as submitted by
Pat Kennedy for the building or subdivision
of Alvin's Enterprises has been reviewed
by me and is approved ☒ disapproved _____

If disapproved, please list reason.



PAUL V. CUOMO, P.E.

April 23, 1986
Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 30 April 1986
SUBJECT: Windsor Enterprises, Inc.

I have reviewed the abovementioned subject site plan and find it to be acceptable. I have spoken with Mr. James Petro and Mr. Patrick Kennedy regarding the handicapped parking spaces, and they have agreed to supply the necessary parking spaces, as required by Title 9 - New York Code of Rules and Regulations.

With reference to the construction of the building, this will be handled by the Building Inspector and myself.

Thank you for your time.

Respectfully,


Robert F. Rodgers

cc: Town Building Inspector

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARED BY SIGNATURE

TITLE:

REPRESENTING

DATE:

9/1/78

John T. Jones
Windsor Enterprises, Inc.
Land Surveyor
1/19/86



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

*received 4/15/86
ph.*

April 15, 1986

WINDSOR ENTERPRISES, INC.
P. O. Box 928
Vails Gate, N. Y. 12584

RE: APPLICATION FOR USE VARIANCE
#86-5

Attn: Mr. James Petro

Dear Jim:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant the above request for a use variance. This decision was made at the April 14, 1986 meeting. Additionally, the ZBA members stipulated that a letter be transmitted to the Planning Board suggesting that a 50 ft. roadway be constructed at the entrance to the property. Also, the above decision was made pending receipt of approval from Orange County Planning Department.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

Patricia Delio

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board
Patrick Kennedy

INTER-OFFICE CORRESPONDENCE

*Planning Bd =
Received
4/16/86
ph*

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: WINDSOR ENTERPRISES, INC.
DATE: April 16, 1986

Regarding the above-entitled application for a use variance before the ZBA which was granted on April 14, 1986, after viewing the plans presented to this board, it was suggested that the Planning Board require the applicant to construct a 50 ft. roadway at the entrance to the property.

Jack Babcock, Chairman

/pd

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARING BEFORE THE ZBA - 4/14/86

DATE: April 3, 1986

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

WINDSOR ENTERPRISES, INC.

I have attached hereto copy of the pertinent application together with public hearing notice which was published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 5
Request of Windsor Enterprises, Inc.
for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit Retail Boat Sales, Automotive Body Shop
and an Accessory Apartment in an NC Zone.
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-8; use tables permitted uses
for property situated as follows:
Westside of NYS Rte. 9W, 436 feet south of
Caesar's Lane. Tax Map Section 37, Block 1,
Lot 35.3.

SAID HEARING will take place on the 14th day of
April, 19 86, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JACK BABCOCK
Chairman

TPB.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-5

Date: 3/26/86

I. ✓ Applicant Information:

(Contract Buyer)

- (a) Windsor Enterprises, Inc. PO Bx 928, Vails Gate, NY 12584
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☐ Sign Variance
- ☐ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) NC Rte. 9W 37-1-35-3 6.2 acres
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4, R-5, FP
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 1965
- (e) Has property been subdivided previously? Yes When? 1975
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Yes, for proposed use: Body shop to have a fenced in area for vehicle storage. Boat sales to have outside boats on display (see site plan).

IV. ✓ Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-8, Table of Use Regs., Col. A, to allow:
(Describe proposal) Retail Boat Sales, Body Shop and Accessory Apartment.
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The property has been actively on the market for 20 years without having any proposed uses within the zoning limits. The N.C. zone which the property is located in has few actual uses within the zoning limits. The proposed uses basically fit what is in existence along 9W.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The lot is not within limits of any residential develop-
ments. All buildings and drives to be new construction.
The entrance to Rte. 9W to be paved and curbed per NYS
DOT requirements. The storage area for vehicles to be
worked on in the body shop to be enclosed by a 6 foot
high stockade fence.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 5.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 3/31/86.

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

James R. Petro Jr. VINE PRES.
(Applicant) W.E.I.

Sworn to before me this

31st day of March, 1986.

Patricia Delio

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

*Planning Board
received 5/21/86
sh,*

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

May 19, 1986

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: Windsor Enterprises Inc.
Rte. 9W, S.H. 415
Town of New Windsor

Dear Chairman:

We have reviewed this proposed project and offer the following comments:

- 1) The owner of Lot #2 must obtain a Highway Work Permit.
- 2) The driveway must be at a 90 degree angle to Rte. 9W.
- 3) That no other access to Rte. 9W will be granted for Lots #1 and #2.
- 4) We may require curb and drainage work along Rte. 9W.

If you have any questions, please feel free to call.

Very truly yours,

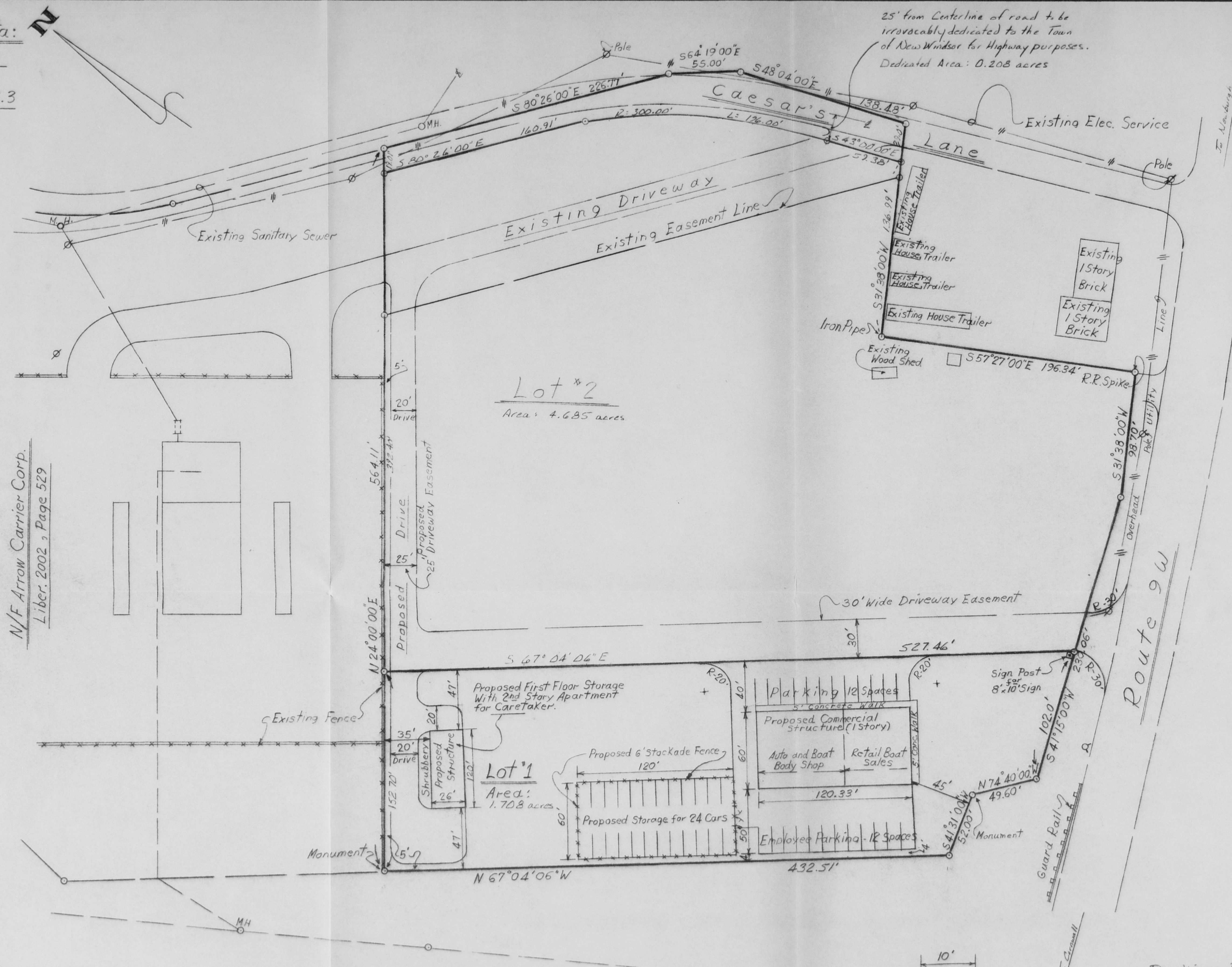
D. Greene

D. Greene, C.E.I
Permits

DG/dn

Tax Map Data:

Section : 37
Block : 1
Lot : 35.3

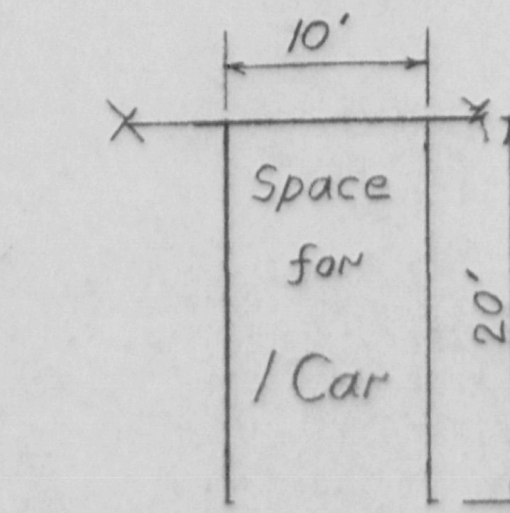


N/F Arrow Carrier Corp.
Liber. 2002, Page 529

To: Windsor Enterprises Inc.
John J. Lease, Richard F. Lease
and The Town of New Windsor
certified to be correct and
accurate.

Dated: Jan. 14, 1986

N/F Town of New Windsor
Liber. 2002, Page 921



Parking Space Detail
Scale: 1" = 10'

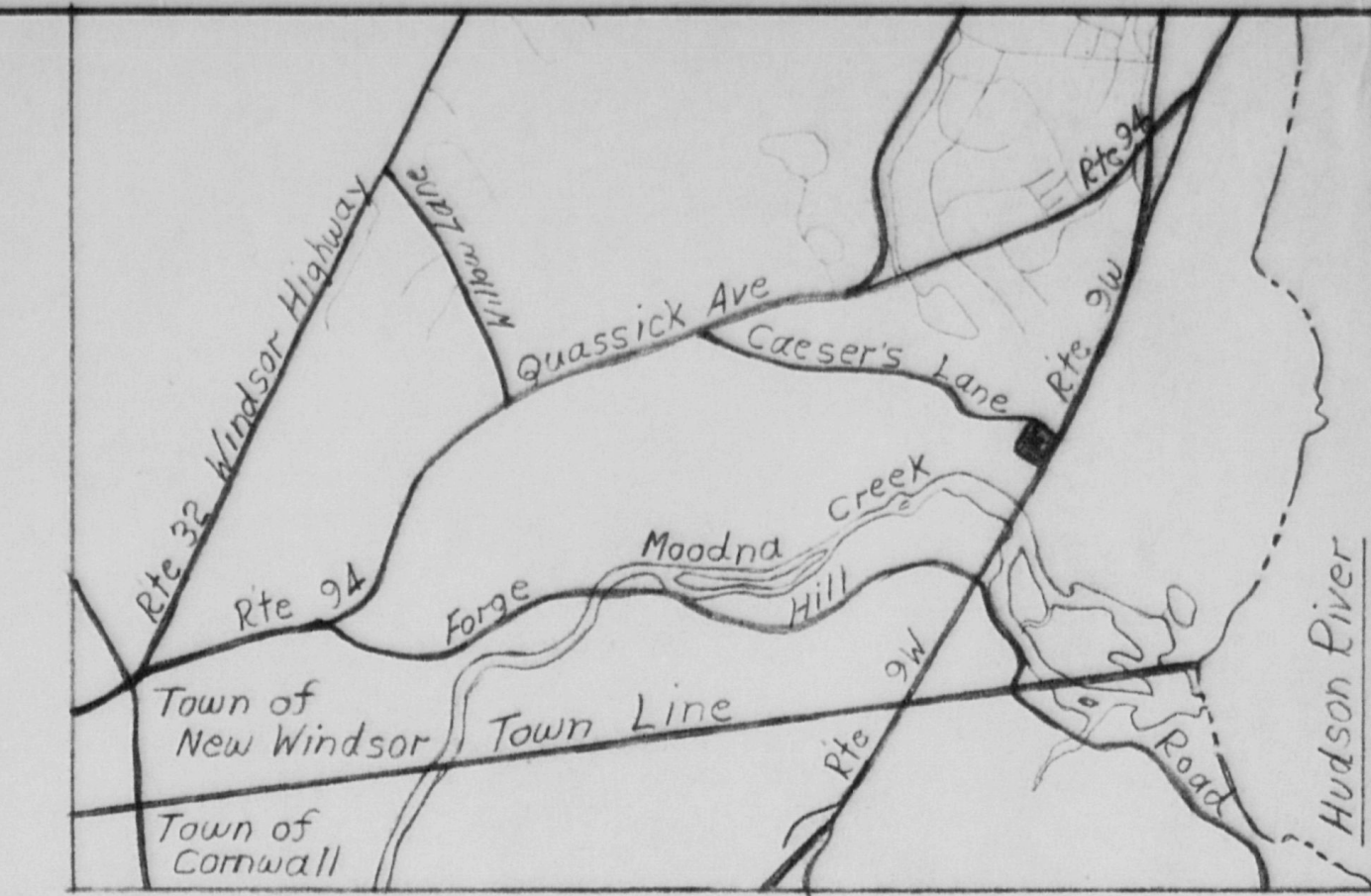
Parking Requirements

① Retail Sales: Auto
1 Space per 1,000 S.F.
3,390 S.F.: Req 4 Spaces

② Repair Garages
4 Spaces per repair bay
5 Bays: Req 20 Spaces
Total Spaces Req. 24
Spaces Provided 48



Lic No. 49219



Location Map
Scale: 1" = 2,000 ft

Zoning District N/C
Minimum Required

Lot Area: 10,000 Sq. Ft.
Lot Width: 100'
Front Yard: 40'
Side Yard: 15'/35'
Rear Yard: 15'
Floor Area Ratio: 1
Max Bldg Hgt: 2 Stories
or 35'

Deed Reference:
Liber. 1722, Page 278

Note: Property Lines Plotted
from Deeds of Record

Record Owners:

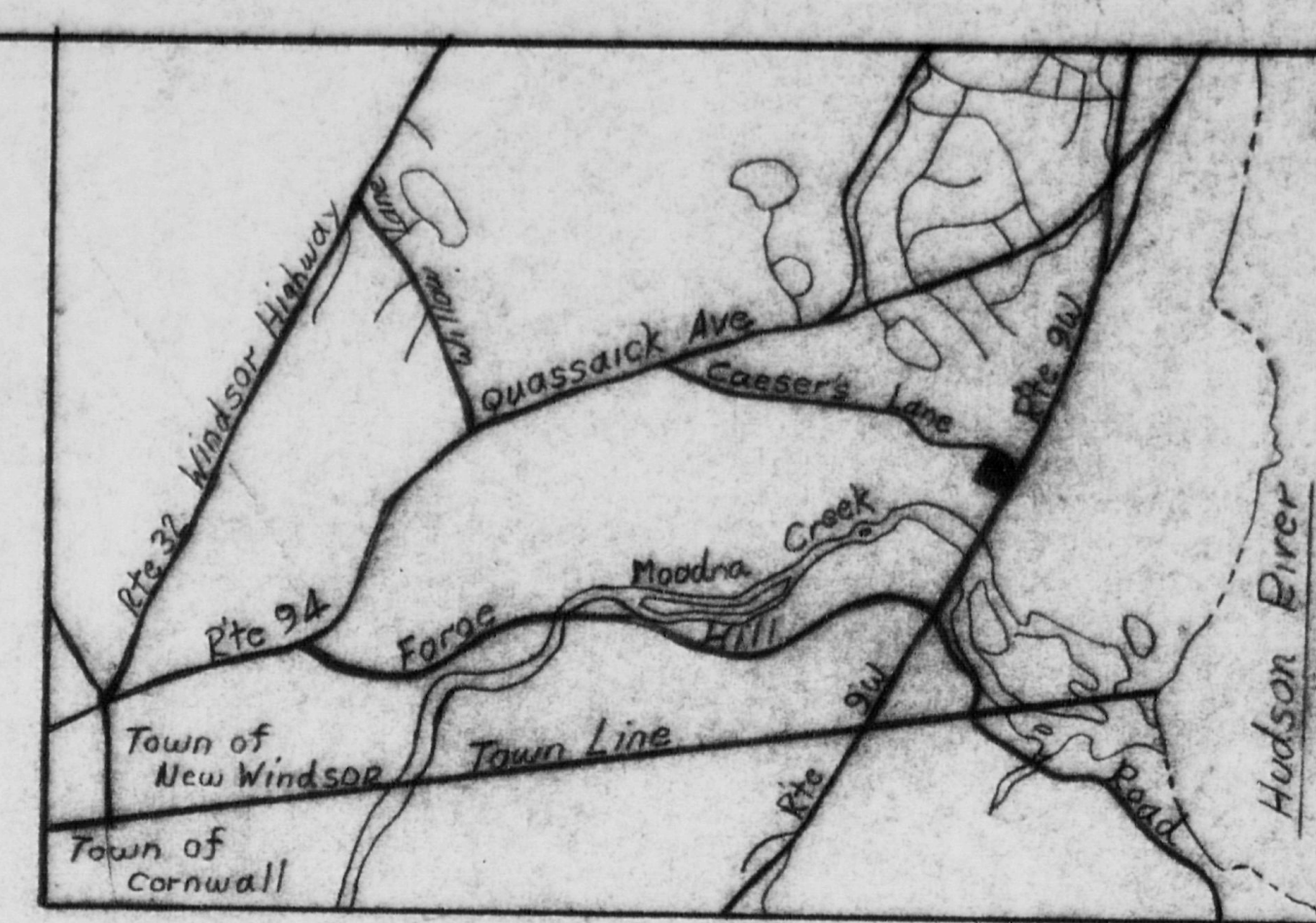
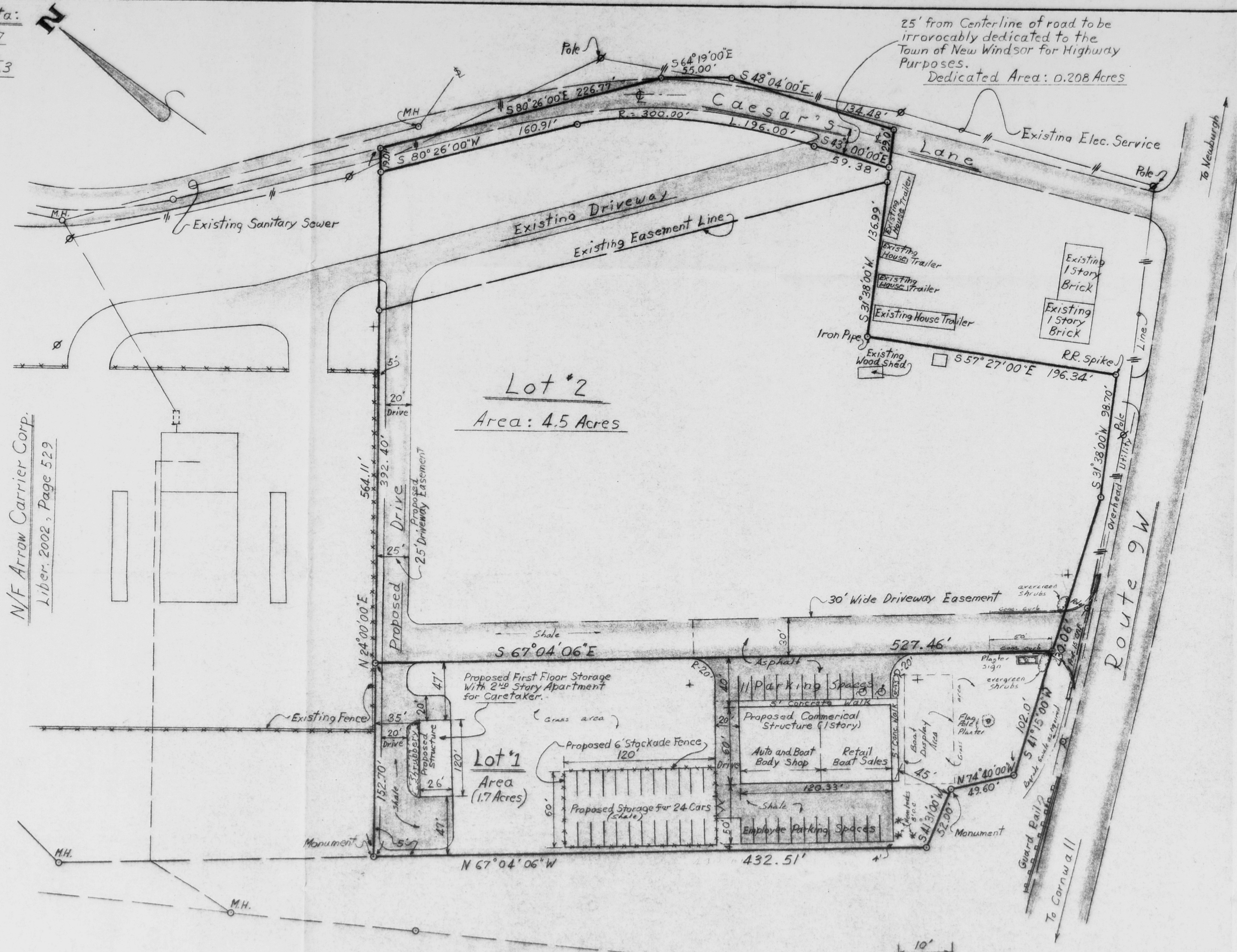
John J. Lease Jr.
63 Grand Ave.
Balmville, Newburgh, N.Y. 12550
Richard F. Lease
Williamsburg Court
Newburgh, N.Y. 12550

Subdivider: Developer:
Windsor Enterprises Inc.
P.O. Box. 928
Vailsgate, New York 12584
Raymond Yarnane, Pres.

APPROVAL GRANTED
BY THE TOWN OF NEW WINDSOR PLANNING BOARD
ON 1 April 1986
BY Henry J. Reynolds
Chairman

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2009, sub-section 2 of the N.Y. State Education Law.	
2. Only copies from the original of this survey, marked with the original of the land surveyor's inked seal or his embossed seal shall be considered to be valid from each state.	
3. Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the firm, company, governmental agency and lending institution listed herein, and to the successors of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.	
4. Underground improvements or encroachments, if any, are not shown hereon.	
Patrick T. Kennedy L.S. 647 Little Britain Rd + New Windsor, New York 12550 SCALE: 1" = 40' DRAWN BY: JPK DATE: 12-17-86 APPROVED BY: [Signature] REVISOR: 2-28-86 Survey: Subdivision for Windsor Enterprises Inc. Town of New Windsor Orange County New York DRAWING NUMBER: 85-444	

Tax Map Data:
 Section: 37
 Block: 1
 Lot: 35.3



Location Map

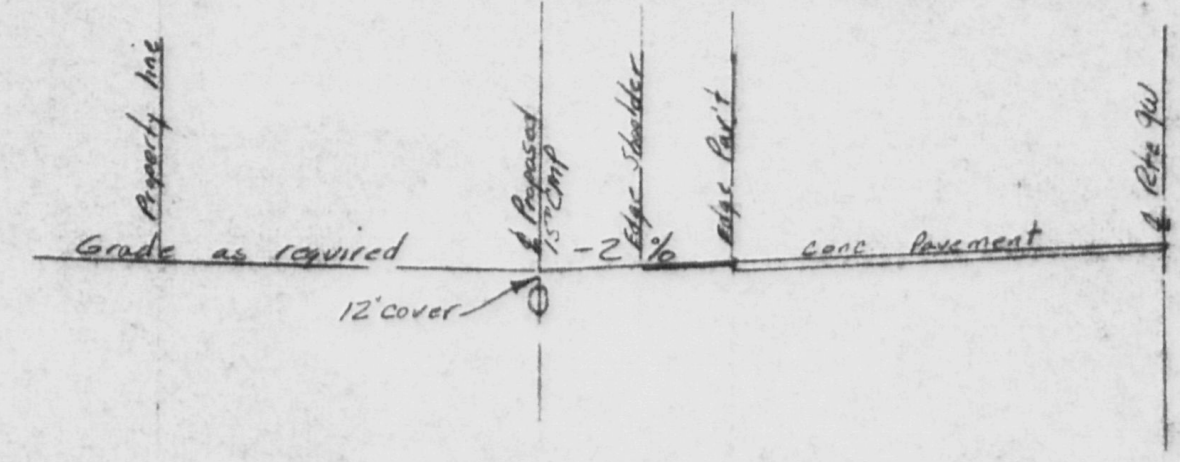
Scale: 1" = 2,000 ft.

Zoning District N/C

- Minimum Required
- Lot Area: 10,000 Sq. Ft.
 - Lot Width: 100'
 - Front Yard: 40'
 - Side Yard: 15/35'
 - Rear Yard: 15'
 - Floor Area Ratio: 1
 - Max. Bldg Hgt.: 2 Stories or 35'

Deed Reference:

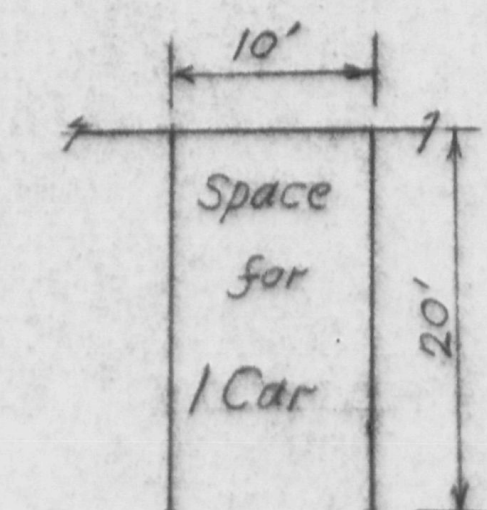
Liber. 1722, Page 278



Site Plan
 APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 5-28-84
 BY Henry F. Scheible
 SECRETARY

1. Unauthorized alteration or addition to a survey map...
 2. Copy copies from the original of this survey...
 3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors...
 4. Underlying improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy L.S.
 647 Little Britain Rd. • New Windsor, New York 12550
 SCALE: 1" = 40' APPROVED BY: [Signature] DRAWN BY: [Signature]
 DATE: 12-17-85 SURVEY-SITE PLAN FOR Windsor Enterprises Inc. 4-13-86
 Town of New Windsor Orange County, New York 95-444



Parking Space Detail
 Scale: 1" = 10'

Parking Requirements

- ① Retail Sales: Auto
 1 Space per 1,000 S.F.
 3,390 S.F. Req 4 Spaces
- ② Repair Garages
 4 Spaces per repair bay
 5 Bays: Req 20 Spaces
 Total Spaces Req. 24
 Spaces Provided 47
 45 Standard spaces
 2 handicap spaces

To: Windsor Enterprises Inc.
 John J. Lease, Richard F. Lease
 and The Town of New Windsor
 certified to be correct and
 accurate.

Date: Jan 14, 1986

Record Owners:
 John J. Lease, Jr.
 23 Grand Ave.
 Newburgh, New York 12550
 Richard F. Lease
 Williamsburg Court
 Newburgh, New York 12550

Developer:
 Windsor Enterprises, Inc.
 P.O. Box 728
 Vails Gate, New York 12584
 Raymond Pannone, Pres.

N/F Town of New Windsor
 Liber. 2022, Page 921

N/F Arrow Carrier Corp.
 Liber. 2002, Page 529